173.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,100 / 867,100
					USE VALUE:	867,100 / 867,100
					ASSESSED:	867,100 / 867,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EINSTEIN DAVID L & KATHERINE J
Owner 2:	
Owner 3:	
Street 1:	22 SUTHERLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EOS REALTY GROUP LLC -
Owner 2:	-
Street 1:	2 CLARENDON ST
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02116

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 2274 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	526,000		341,100	867,100
Total Card	0.093	526,000		341,100	867,100
Total Parcel	0.093	526,000		341,100	867,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.38 /Parcel: 381.38

Legal Description

User Acct 114940

GIS Ref

GIS Ref

Insp Date 08/25/18

Entered Lot Size

Total Land:

Land Unit Type:

!13414!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	526,000	0	4,050.	341,100	867,100		Year end	12/23/2021
2021	101	FV	511,600	0	4,050.	341,100	852,700		Year End Roll	12/10/2020
2020	101	FV	511,700	0	4,050.	341,100	852,800	852,800	Year End Roll	12/18/2019
2019	101	FV	402,200	0	4,050.	336,300	738,500	738,500	Year End Roll	1/3/2019
2018	101	FV	402,200	0	4,050.	258,300	660,500	660,500	Year End Roll	12/20/2017
2017	101	FV	402,200	0	4,050.	243,700	645,900	645,900	Year End Roll	1/3/2017
2016	101	FV	237,700	0	4,050.	224,200	461,900	461,900	Year End	1/4/2016
2015	101	FV	224,300	0	4,050.	209,600	433,900	433,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:00:04

LAST REV

Date	Time
11/10/21	08:48:33
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13414

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EOS REALTY GROU	67489-392		6/24/2016		889,000	No	No		
SHAMES JOANNA B	65729-298		7/15/2015	Convenience	1	No	No		Joseph F Enright D.O.D. 1/10/2015 Bk 65071 Pg
SOUZA MELINDA,	65657-246		7/1/2015	Change>Sale	575,000	No	No		
ENRIGHT JOSEPH	33320-177		7/2/2001	Family	1	No	No		Joseph F Enwright d.o.d. 1/10/2015 bk 65071 p
	12545-250		10/29/1973		28,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2021	1296	Solar Pa	43,995	C				
7/14/2017	884	Redo Bas	48,900	C				Redo exist finish
8/24/2015	1196	Redo Kit	45,500		8/24/2015			Remodel kitchen. R
8/24/2015	1173	Manual	14,000		8/24/2015			Install 3 bathroom
6/6/2012	715	Re-Roof						DUMPSTER

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	BS	Barbara S
6/27/2018	MEAS&NOTICE	BS	Barbara S
3/16/2009	Inspected	372	PATRIOT
12/30/2008	Measured	163	PATRIOT
4/27/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.20	6			Topo	-10					341,146						341,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	341,146	Spl Credit		Total:	341,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18571424
Const Adj.:	0.98000199
Adj $ / SQ:	156.870
Other Features:	117798
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528122
Depreciation:	2112
Depreciated Total:	526009

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

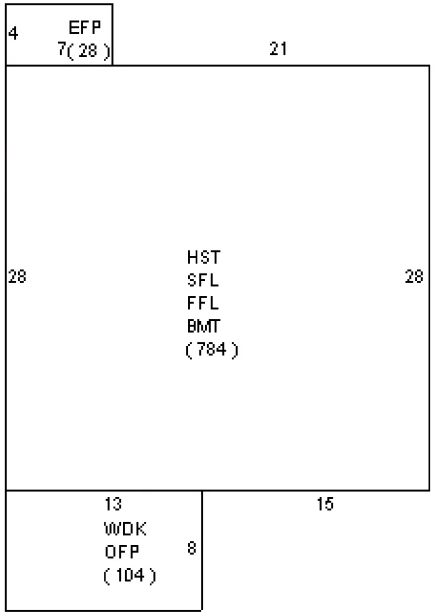
No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.56
Special Features:	0	Val/Su Net:	176.51
Final Total:	526000	Val/Su SzAd	268.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	784	61.180	47,965
FFL	First Floor	784	156.870	122,986
SFL	Second Floor	784	156.870	122,986
HST	Half Story	392	156.870	61,493
OFP	Open Porch	104	31.720	3,299
WDK	Deck	104	15.300	1,592
EFP	Enclos Porch	28	71.150	1,992
	Net Sketched Area:	2,980	Total:	362,313
Size Ad	1960	Gross Area	3372	FinArea 2274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

173.0-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: